GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Rules – The Gannavaram Airport Development Land Pooling Scheme (Formation & Implementation) Rules, 2015 – Allotment of Returnable Plots to the land owners - Notification – Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (CRDA.2) DEPARTMENT

G.O.Ms.No.232 **Dated.16.06.2017.**

Read the following:

1. G.O.Ms.No.1, MA & UD (M2) Department, dated: 01.01.2015
2. From Commissioner, APCRDA Lr.No.14021(31)/12/2016 – ADMMASST2 – OFFCEMGMT – APCRDA – Part(1), Dated:05.05.2016.
3. G.O.Ms.No.206, MA&UD(CRDA.2) Dept., Dt:08.08.2016.
4. G.O.Ms.207, MA&UD(CRDA.2) Dept., Dt.08.08.2016.
5. From the District Collector, Krishna, Machilipatnam letter RC.No.G1/1984/2015 dt.18.03.2017.

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ORDER:

The following notification will be published in an Extra–ordinary issue of the Andhra Pradesh Gazette, dt:16.06.2017.

2. A copy of this order is available in the Internet and can be accessed at the address http://goir.ap.gov.in/

NOTIFICATION

In exercise of the powers conferred by Clause (4) of sub-section (2) of section 18 of the Andhra Pradesh Capital Region Development Authority Act, 2014 [Act No.11 of 2014] read with the provisions of the Gannavaram Airport Development Land Pooling Scheme (Formulation & Implementation) Rules, 2015 issued in GO.Ms.No.190, MA&UD(M2) Department, dated: 27.08.2015, the Government of Andhra Pradesh hereby specify the returnable plots to the land owners as stated in the schedule below:-

SCHEDULE

(A) Plot Allotment Policy for the Landowners given their Lands to the Gannavaram Airport Development Land Pooling Scheme

As per Rule 9(iii) of the Gannavaram Airport Development Land Pooling Scheme (Formation & Implementation) Rules, 2015, the Authority shall guarantee the return of reconstituted land / plots to the landowners who have surrendered the lands under Land Pooling Scheme. As per Rule 9(iii) read with 11(2) the Authority is responsible to provide reconstituted plots in Capital City area. The reconstituted plots shall be provided in Capital City area to a landowner having original plots in

different areas in Gannavaram Airport Development Land Pooling Scheme area and also to provide reconstituted plots within Capital City area to different landowners requesting for joint allocation as per the category of original land as per feasibility and availability of land.

(B) Standard Plot sizes with 25 m2 (30 Square Yards) increment and allocation of undivided share in earmarked common standard plot or Transferable Development Rights (TDR) Bonds.

(a) The minimum standard plot size for Residential returnable is 100 m2, (120 Sq.Yards) Residential LPS layouts will be prepared with standard plot sizes ranging from 100 m2 (120 Sq.Yards) to 4000 m2 (4800 Sq.Yards) in increments of 25 m2 (30 Sq.Yards). For returnable plots in the range greater than 4000 m2 (4800 Sq.Yards) standard plots will be allotted in increments of 50 m2 (60 Sq.Yards) from thereon. (the details of standard plot sizes and their codes were as appended in the annexure).

(b) The minimum standard plot size for commercial returnable is 25 m2 (30 Sq.Yards) Commercial LPS layouts will be prepared with standard plot size from 25 m2 (30 Sq.Yards) upto 4000 m2 (4800 Sq.Yards) in multiples of 25 m2 (30 Sq.Yards) and plots greater than 4000 m2 (4800 Sq.Yards) will be in multiples of 50 m2 (60 Sq.Yards) from thereon. (the details of standard plot sizes and their codes were as appended in the annexure).

(c) In the case, where the entitlement of residential / commercial returnable plots are less than the minimum plot size (100 m2 for residential and 25 m2 for commercial) an undivided share in plot sizes of 500 m2 or more or as per the configured plots in layout or TDR bonds will be given.

(C) The landowners as per their eligibility in their revenue villages / Land pooling development scheme may file applications in Form 18 (A) or Form 18 (B) within (15) days from the publication of plot allotment policy.

(1) The landowners may opt as per their eligibility different sizes of standard plots. The landowner as per their entitlement may opt largest size plot or different standard sizes of residential / commercial plots. For the balance area may opt for joint share in a standard plot with other landowners or undivided share in the earmarked plots by CRDA or bonds having transferrable development rights (TDR Bonds). The Plot holders who have the undivided share in a standard plot can request the CRDA by giving a written consent of the undivided shareholders to conduct public auction by fixing upset price and the realized amount shall be paid to the owners on prorata basis duly accounting for taxes and charges.

(2) The landowner along with his family members or friends may request for joint allotment of different sizes of plots. For the balance area they may request undivided shares in a earmarked standard plot identified by CRDA or bonds having transferrable development rights (TDR Bonds). The Plot holders who have the undivided share in a standard plot can request the CRDA by giving a written consent of the undivided shareholders to conduct public auction by fixing upset price and the realized amount shall be paid to the owners on prorata basis duly accounting for taxes and charges.

(3) The allotment of plots would be category wise and by lottery system. The lottery will be conducted the LPS layout as a unit but not CRDA LPS unit offices.

(4) The undivided shares in a standard plot size cannot be divided. The undivided shares can be sold as undivided shares only.

(5) If any application 18 [(A) / (B)] is not filed, the eligible big standard size plot will be allotted and undivided share will be allotted for the balance area.

(6) The Land Owner may utilize an additional option to auction or to get TDR to the extent of balance area.

(7) The Collector, Krishna District, Machilipatnam and the Commissioner, Andhra Pradesh Capital Region Development Authority, Vijayawada is authorized to prepare 18 (A) & (B) application forms along with Plot Allotment Policy Broacher in Telugu for the understanding of the landowners.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

AJAY JAIN
PRINCIPAL SECRETARY TO GOVERNMENT (CRDA)

To
The Commissioner, Printing, Stationery & Stores Purchase, AP, Hyderabad
(Printing wing Dept., AP, Hyderabad is requested to furnish 500 copies to Government and 500 copies to the Commissioner, APCRDA, Vijayawada)
The Commissioner,
Andhra Pradesh Capital Region Development Authority,
Vijayawada.
The District Collector, Krishna District,
The District Collector, Guntur District,
The Commissioner, Guntur Municipal Corporation, Guntur,
The Commissioner, Vijayawada Municipal Corporation, Vijayawada,
The Commissioner & Director of Municipal Administration, A.P,
Guntur.
The Director of Town & Country Planning, Andhra Pradesh,

Guntur
The Accountant General, Andhra Pradesh, Hyderabad.
The Managing Director and Vice-Chairman of Andhra Pradesh Industrial Infrastructure Corporation (APIIC)
The Vice-Chairman and Managing Director of Andhra Pradesh State Road Transport Corporation (APSRTC);
The Vice-Chairman and Housing Commissioner of Andhra Pradesh Housing Board (APHB);
The Chairman and Managing Director, APSPDCL;
The Vice-Chairman & Managing Director, Infrastructure Corporation of AP Ltd;
The Commissioner, Panchayat Raj Department
The Engineer-in-Chief, Public Health Engineering Department
All the Municipalities/ Nagar Panchayats in Capital Region through Commissioner & Director of Municipal Administration.

Copy to:

The PS to Hon'ble Chief Minister
The PS to Hon'ble Minister for MA&UD
The PS to Hon'ble Minister for Finance.
The PS to Chief Secretary
The PS to Principal Secretary to Government, Revenue Department.
The PS to Principal Secretary to Government, MA&UD Dept.,
The PS to Principal Secretary to Government Industries & Commerce Dept.,
The PS to Principal Secretary to Government, TR&B Dept.,
The PS to Principal Secretary to Government Finance Department;
The PS to Principal Secretary to Government EFS&T Department;
The PS to Principal Secretary to Government Housing Department;
The PS to Principal Secretary to Government I&I Department;
The PS to Principal Secretary to Government Panchayat Raj Department;
The PS to Principal Secretary to Government Energy Department;
All the Departments in AP Secretariat, Velagapudi, Amaravati.
SF/SC.

//FORWARDED : : BY ORDER//

SECTION OFFICER

ANNEXURE

Plot Allotment Policy Annexure to G.O.Ms.No.232, MA&UD(CRDA.2)Dept., dt:16.06.2017

(Sq mts to Sq.yds rounded to nearest point table)

Residential Returnable Plot			**Commercial Returnable Plot**	
Plot Code	**Plot Area (Sq.yd)**		**Plot Code**	**Plot Area (Sq.yd)**
Common Plot	< 120		**Common Plot**	< 30
A1	120		**G1**	30
A2	150		**H1**	60
A3	180		**H2**	90
A4	210		**H3**	120
B1	250		**H4**	150
B2	270		**H5**	180
B3	300		**I1**	210
B4	330		**I2**	250
B5	360		**I3**	270
B6	390		**J1**	300
B7	420		**J2**	330
B8	450		**J3**	360
C1	480		**J4**	390
C2	500		**J5**	420
C3	540		**K1**	450
C4	570		**K2**	480
C5	600		**K3**	500
C6	630		**K4**	540
C7	660		**K5**	570
C8	690		**K6**	600
C9	720		**K7**	630
C10	750		**K8**	660
C11	780		**K9**	690
C12	810		**K10**	720
C13	840		**K11**	750
C14	870		**K12**	780
C15	900		**K13**	810
C16	930		**K14**	840
C17	960		**K15**	870
C18	1000		**K16**	900
C19	1020		**K17**	930
C20	1050		**K18**	960
C21	1080		**K19**	1000
C22	1110		**K20**	1020
C23	1140		**K21**	1050
C24	1170		**K22**	1080

C25	1200		**K23**	1110
C26	1230		**K24**	1140
C27	1250		**K25**	1170
C28	1290		**K26**	1200
C29	1320		**K27**	1230
C30	1350		**K28**	1250
C31	1380		**K29**	1290
C32	1410		**L1**	1320
D1	1440		**L2**	1350
D2	1470		**L3**	1380
D3	1500		**L4**	1410
D4	1530		**L5**	1440
D5	1560		**L6**	1470
D6	1590		**L7**	1500
D7	1620		**L8**	1530
D8	1650		**L9**	1560
D9	1680		**L10**	1590
D10	1710		**L11**	1620
D11	1750		**L12**	1650
D12	1770		**L13**	1680
D13	1800		**L14**	1710
D14	1830		**L15**	1750
D15	1860		**L16**	1770
D16	1890		**L17**	1800
D17	1920		**L18**	1830
D18	1950		**L19**	1860
D19	1980		**L20**	1890
D20	2000		**L21**	1920
D21	2040		**L22**	1950
D22	2070		**L23**	1980
D23	2100		**L24**	2000
D24	2130		**L25**	2040
D25	2160		**L26**	2070
D26	2190		**L27**	2100
D27	2220		**L28**	2130
D28	2250		**L29**	2160
D29	2280		**L30**	2190
D30	2310		**L31**	2220
D31	2340		**L32**	2250
D32	2370		**L33**	2280
D33	2400		**L34**	2310
D34	2430		**L35**	2340
D35	2460		**L36**	2370
D36	2500		**L37**	2400
D37	2520		**L38**	2430
D38	2550		**L39**	2460
D39	2580		**L40**	2500

D40	2610		**L41**	2520
D41	2640		**L42**	2550
D42	2670		**L43**	2580
D43	2700		**L44**	2610
D44	2730		**L45**	2640
D45	2750		**L46**	2670
D46	2790		**L47**	2700
D47	2820		**L48**	2730
D48	2850		**L49**	2750
D49	2880		**L50**	2790
D50	2910		**L51**	2820
D51	2940		**L52**	2850
D52	2970		**L53**	2880
D53	3000		**L54**	2910
D54	3030		**L55**	2940
D55	3060		**L56**	2970
D56	3090		**L57**	3000
D57	3120		**L58**	3030
D58	3150		**L59**	3060
D59	3180		**L60**	3090
D60	3210		**L61**	3120
D61	3250		**L62**	3150
D62	3270		**L63**	3180
D63	3300		**L64**	3210
D64	3330		**L65**	3250
D65	3360		**L66**	3270
D66	3390		**L67**	3300
D67	3420		**L68**	3330
D68	3450		**L69**	3360
D69	3480		**L70**	3390
D70	3500		**L71**	3420
D71	3540		**L72**	3450
D72	3570		**L73**	3480
D73	3600		**L74**	3500
D74	3630		**L75**	3540
D75	3660		**L76**	3570
D76	3690		**M1**	3600
D77	3720		**M2**	3630
D78	3750		**M3**	3660
D79	3780		**M4**	3690
D80	3810		**M5**	3720
D81	3840		**M6**	3750
D82	3870		**M7**	3780
D83	3900		**M8**	3810
D84	3930		**M9**	3840
D85	3960		**M10**	3870
D86	4000		**M11**	3900

D87	4020		**M12**	3930
D88	4050		**M13**	3960
D89	4080		**M14**	4000
D90	4110		**M15**	4020
D91	4140		**M16**	4050
D92	4170		**M17**	4080
D93	4200		**M18**	4110
D94	4230		**M19**	4140
D95	4250		**M20**	4170
D96	4290		**M21**	4200
D97	4320		**M22**	4230
D98	4350		**M23**	4250
D99	4380		**M24**	4290
D100	4410		**M25**	4320
D101	4440		**M26**	4350
D102	4470		**M27**	4380
D103	4500		**M28**	4410
D104	4530		**M29**	4440
D105	4560		**M30**	4470
D106	4590		**M31**	4500
D107	4620		**M32**	4530
D108	4650		**M33**	4560
D109	4680		**M34**	4590
D110	4710		**M35**	4620
D111	4750		**M36**	4650
D112	4770		**M37**	4680
D113	4800		**M38**	4710
D114	4860		**M39**	4750
D115	4920		**M40**	4770
D116	5000		**M41**	4800
D117	5040		**M42**	4860
D118	5100		**M43**	4920
D119	5160		**M44**	5000
D120	5220		**M45**	5040
D121	5250		**M46**	5100
D122	5340		**M47**	5160
D123	5400		**M48**	5220
D124	5460		**M49**	5250
D125	5500		**M50**	5340
D126	5580		**M51**	5400
D127	5640		**M52**	5460
D128	5700		**M53**	5500
D129	5750		**M54**	5580
D130	5820		**M55**	5640
D131	5880		**M56**	5700
D132	5940		**M57**	5750
E1	6000		**M58**	5820

E2	6060		**M59**	5880
E3	6120		**M60**	5940
E4	6180		**M61**	6000
E5	6250		**M62**	6060
E6	6300		**M63**	6120
E7	6360		**M64**	6180
E8	6420		**M65**	6250
E9	6500		**M66**	6300
E10	6540		**M67**	6360
E11	6600		**M68**	6420
E12	6660		**M69**	6500
E13	6720		**M70**	6540
E14	6750		**M71**	6600
E15	6840		**M72**	6660
E16	6900		**M73**	6720
E17	6960		**M74**	6750
E18	7000		**M75**	6840
E19	7080		**M76**	6900
E20	7140		**M77**	6960
E21	7200		**M78**	7000
E22	7250		**M79**	7080
E23	7320		**M80**	7140
E24	7380		**M81**	7200
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E26	7500		**M83**	7320
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E33	7920		**M90**	7750
E34	8000		**M91**	7800
E35	8040		**M92**	7860
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E37	8160		**M94**	8000
E38	8220		**M95**	8040
E39	8250		**M96**	8100
E40	8340		**M97**	8160
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E42	8460		**M99**	8250
E43	8500		**M100**	8340
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E45	8640		**M102**	8460
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E47	8750		**M104**	8580
E48	8820		**M105**	8640

E49	8880		**M106**	8700
E50	8940		**M107**	8750
E51	9000		**M108**	8820
E52	9060		**M109**	8880
E53	9120		**M110**	8940
E54	9180		**M111**	9000
E55	9250		**M112**	9060
E56	9300		**M113**	9120
E57	9360		**M114**	9180
E58	9420		**M115**	9250
E59	9500		**M116**	9300
E60	9540		**M117**	9360
E61	9600		**M118**	9420
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E64	9750		**M121**	9600
E65	9840		**M122**	9660
E66	9900		**M123**	9720
E67	9960		**M124**	9750
E68	10000		**M125**	9840
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E74	10380		**M131**	10200
E75	10440		**M132**	10250
E76	10500		**M133**	10320
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E79	10680		**M136**	10500
E80	10750		**M137**	10560
E81	10800		**M138**	10620
E82	10860		**M139**	10680
E83	10920		**M140**	10750
E84	11000		**M141**	10800
E85	11040		**M142**	10860
E86	11100		**M143**	10920
E87	11160		**M144**	11000
E88	11220		**M145**	11040
E89	11250		**M146**	11100
E90	11340		**M147**	11160
E91	11400		**M148**	11220
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E96	11700		**M153**	11500
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E101	12000		**M158**	11820
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E108	12420		**M165**	12250
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E147	14750		**M204**	14580
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E150	14940		**M207**	14750
E151	15000		**M208**	14820
E152	15060		**M209**	14880
E153	15120		**M210**	14940
E154	15180		**M211**	15000
E155	15250		**M212**	15060
E156	15300		**M213**	15120
E157	15360		**M214**	15180
E158	15420		**M215**	15250
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E160	15540		**M217**	15360
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E182	16860		**M239**	16680
E183	16920		**M240**	16750
E184	17000		**M241**	16800
E185	17040		**M242**	16860
E186	17100		**M243**	16920
E187	17160		**M244**	17000
E188	17220		**M245**	17040
E189	17250		**M246**	17100

E190	17340		**M247**	17160
E191	17400		**M248**	17220
E192	17460		**M249**	17250
E193	17500		**M250**	17340
E194	17580		**M251**	17400
E195	17640		**M252**	17460
E196	17700		**M253**	17500
E197	17750		**M254**	17580
E198	17820		**M255**	17640
E199	17880		**M256**	17700
E200	17940		**M257**	17750
E201	18000		**M258**	17820
E202	18060		**M259**	17880
E203	18120		**M260**	17940
E204	18180		**M261**	18000
E205	18250		**M262**	18060
E206	18300		**M263**	18120
E207	18360		**M264**	18180
E208	18420		**M265**	18250
E209	18500		**M266**	18300
E210	18540		**M267**	18360
E211	18600		**M268**	18420
E212	18660		**M269**	18500
E213	18720		**M270**	18540
E214	18750		**M271**	18600
E215	18840		**M272**	18660
E216	18900		**M273**	18720
E217	18960		**M274**	18750
E218	19000		**M275**	18840
E219	19080		**M276**	18900
E220	19140		**M277**	18960
E221	19200		**M278**	19000
E222	19250		**M279**	19080
E223	19320		**M280**	19140
E224	19380		**M281**	19200
E225	19440		**M282**	19250
E226	19500		**M283**	19320
E227	19560		**M284**	19380
E228	19620		**M285**	19440
E229	19680		**M286**	19500
E230	19750		**M287**	19560
E231	19800		**M288**	19620
E232	19860		**M289**	19680
E233	19920		**M290**	19750
E234	20000		**M291**	19800
E235	20040		**M292**	19860
E236	20100		**M293**	19920

E237	20160		**M294**	20000
E238	20220		**M295**	20040
E239	20250		**M296**	20100
E240	20340		**M297**	20160
E241	20400		**M298**	20220
E242	20460		**M299**	20250
E243	20500		**M300**	20340
E244	20580		**M301**	20400
E245	20640		**M302**	20460
E246	20700		**M303**	20500
E247	20750		**M304**	20580
E248	20820		**M305**	20640
E249	20880		**M306**	20700
E250	20940		**M307**	20750
E251	21000		**M308**	20820
E252	21060		**M309**	20880
E253	21120		**M310**	20940
E254	21180		**M311**	21000
E255	21250		**M312**	21060
E256	21300		**M313**	21120
E257	21360		**M314**	21180
E258	21420		**M315**	21250
E259	21500		**M316**	21300
E260	21540		**M317**	21360
E261	21600		**M318**	21420
E262	21660		**M319**	21500
E263	21720		**M320**	21540
E264	21750		**M321**	21600
E265	21840		**M322**	21660
E266	21900		**M323**	21720
E267	21960		**M324**	21750
E268	22000		**M325**	21840
E269	22080		**M326**	21900
E270	22140		**M327**	21960
E271	22200		**M328**	22000
E272	22250		**M329**	22080
E273	22320		**M330**	22140
E274	22380		**M331**	22200
E275	22440		**M332**	22250
E276	22500		**M333**	22320
E277	22560		**M334**	22380
E278	22620		**M335**	22440
E279	22680		**M336**	22500
E280	22750		**M337**	22560
E281	22800		**M338**	22620
E282	22860		**M339**	22680
E283	22920		**M340**	22750

E284	23000		**M341**	22800
E285	23040		**M342**	22860
E286	23100		**M343**	22920
E287	23160		**M344**	23000
E288	23220		**M345**	23040
E289	23250		**M346**	23100
E290	23340		**M347**	23160
E291	23400		**M348**	23220
E292	23460		**M349**	23250
E293	23500		**M350**	23340
E294	23580		**M351**	23400
E295	23640		**M352**	23460
E296	23700		**M353**	23500
E297	23750		**M354**	23580
E298	23820		**M355**	23640
E299	23880		**M356**	23700
E300	23940		**M357**	23750
E301	24000		**M358**	23820
E302	24060		**M359**	23880
E303	24120		**M360**	23940
E304	24180		**M361**	24000
E305	24250		**M362**	24060
E306	24300		**M363**	24120
E307	24360		**M364**	24180
E308	24420		**M365**	24250
E309	24500		**M366**	24300
E310	24540		**M367**	24360
E311	24600		**M368**	24420
E312	24660		**M369**	24500
E313	24720		**M370**	24540
E314	24750		**M371**	24600
E315	24840		**M372**	24660
E316	24900		**M373**	24720
E317	24960		**M374**	24750
E318	25000		**M375**	24840
			M376	24900
			M377	24960
			M378	25000

AJAY JAIN
PRINCIPAL SECRETARY TO GOVERNMENT (CRDA)

SECTION OFFICER